

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

**COMMITTEE REPORT
FOR
OCTOBER 2011**

10/11/2011 Present: Benton (Chairman), Collins, Ducharme-Conboy, Costello, Hayes, Liera, Merten, Thorsen
10/18/2011 Present: Benton (Chairman), Collins, Ducharme-Conboy, Costello, Kane, Merten, Thorsen

1. NON-AGENDA PUBLIC COMMENT

a. Phyllis Minick, Treasurer, LJ Parks & Beaches: The Children's Pool Walk Workshop of Oct 1, 2011 was very successful. A handout summary was provided listing 14 ideas to rebuild the walkway and surroundings.

There will be a design in a month or so. For suggestions/comments please contact:

Patrick Ahern, President, LJ Parks & Beaches, patrickahern@prusd.com

Phyllis Minick, Chair, LJP&B Beautification Committee, minickphyllis@gmail.com

b. Tony Crisafi, LJCPA President: The LJCPA is doing a Bylaws update with the City. Tony would like to include the Joint Committees Bylaws / Policy and have formal discussion next month. We are reminded to update training of the COW at Topaz St. or the eCOW online and inform Leslie Henegar of such.

c. Phil Merten, DPR Member: The MND for the CP Life Guard Station is published. Comments are due by the first week in November. This project includes taking Western edge of the existing terrace area to construct an 8 to 10 foot wide sloping handicapped ramp down to the restroom area. It will be over 100 ft in length. It will remove the top 10 ft of the bluff. If you have concerns, please address the MND.

d. Cindy Thorsen, DPR Member: Regarding the Hennessy's Sidewalk Café, we should monitor this Project to see if they bring this to the CPA, and not circumvent us and go directly to the Hearing Officer. Contact Glenn Gargas.

e. Tony Crisafi, LJCPA President: Discussed the Brown Act with Lesley Henegar about distribution of information outside public meetings. We can distribute facts like photographs or Municipal Code, but not opinions. We should disclose private communications if several (number not specified) Members. LJ DPR may not have pre-prepared motions. LJ CPR cannot conduct collaborative, organized, research on projects.

2. PUBLIC DISCUSSION

Presented by Diane Kane. UCSD Student Intern project.

Presented a handout describing of a project for UCSD Urban Studies and Planning Internships. Interns will study the 16 identified neighborhoods of La Jolla and define what is the "Neighborhood Character" for each. Presented a list giving the real estate marketing descriptions of neighborhoods. Would like to use a check list from Daniel Palock's text on FBC to make spread sheet to help define character.

3. FINAL REVIEW 10/11/11

Project Name: **Hennessey's Sidewalk Café**

7811 Herschel Avenue

Permits:

Neighborhood Use Permit

Project #: PO#243179

DPM:

Glenn Gargas 619-446-5142

ggargas@sandiego.gov

Zone: LJPD – 1

Applicant:

Damian Gulak

619-840-7385

Scope of Work:

(Process 2) Neighborhood Use Permit for a 180 SF sidewalk café (approximately 6 FT x 30 FT) within the public right-of-way for an existing restaurant located at 7811 Herschel Avenue, in Zone 1 of La Jolla Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Transit Area Overlay Zone and within the La Jolla Community Plan area.

Provided for Review:

Applicant response in italics.

- a. Consider providing parking, i.e., shared parking agreement. *No additional parking is required by City.*
- b. Revise drawings to show tables and chairs at curbside, leaving center clear for undisrupted pedestrian circulation. *A curbside railing, with parked cars at the street side will keep people from entering from the street. They may have to walk around parked cars into the street. These are safety issues. Waitresses carrying beer across the uncontrolled sidewalk is an issue for the ABC.*
- c. Revise drawings to show preservation of historic sidewalk. *They will drill and anchor bolts into the concrete.*
- d. Provide accurate drawings to scale and with consistent design information. *Done by Marengo Morton.*

DISCUSSION:

Applicant response in italics.

Liera: Asks that the corral be angled at the North end similar to the South end. *If so, will lose a table.*

DuCharme: Can you make the 4 ft main entry wider, ie 6 ft? *Yes*

Benton: Can you score and stain the new brighter concrete to match the Historic portion? *We can score, it will darken autonomously.*

Collins: It would be nice to provide additional parking. *Not required by City, have 11 spaces in back of lot.*

Merten: That red brick is an ADA issue if partially sighted persons walk down that sidewalk.

Unknown: The City may have allowed the brick never thinking that people would be forced over to it.

DuCharme: I'm not sure that red brick work is safe for a sidewalk, and you are going to divert pedestrians over it if you don't angle the corral. You need to make this is safe by getting the neighbor to replace it with concrete or do it yourself. *The City would not have allowed the neighbor to do this if it was not safe.*

(DPR Member consensus seems to be for an uninterrupted sidewalk with a curbside corral. Or secondarily, angle the North end of the corral(as well as South) to allow pedestrian, especially ADA, traffic around red brick path, this is a safety issue which disallows a NUP.)

Applicant commits to: 1) a six foot entry in the corral, 2) corral will only include the first two squares of concrete next to the Café.

SUBCOMMITTEE MOTION: Findings can be made for a Neighborhood Use Permit for a sidewalk café (approximately 6 ft x 30 ft) within the public right-of-way for an existing restaurant located at 7811 Herschel Avenue.

(Hayes/Costello 2-5-1)

In Favor: Costello, Hayes

Oppose: Collins, DuCharme, Liera, Merten, Thorsen

Abstain: Benton

MOTION FAILS

The Chair offered the Presenter the opportunity to confer with his Client, and trail his Presentation until later in the Meeting. Presenter declined.

4. FINAL REVIEW 10/11/11 & 10/18/11

Project Name: **La Jolla Boulevard Mixed Use**

7401 La Jolla Boulevard

Permits: CPD & SDP

Project #: PO#241056

DPM: Glenn Gargas 619-446-5142

ggargas@sandiego.gov

Zone: LJPD - 4

Applicant: Ariadne Milligan, Island Architects

858-459-9291

Scope of Work:

(Process 3) Coastal Development Permit and Site Development Permit to construct a mixed use building with 5,400 SF commercial space and a 4,600 SF single-family residence on a vacant 0.23-acre site. The property is located at 7401 La Jolla Boulevard in Zone 4 of La Jolla Planned District within the La Jolla Community Plan area, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact, Residential Tandem Parking, Transit Area. Council District 1.

Provided for Review 10/11/11:

Applicant response in italics.

- a. Coordinate window & doors between the plans, elevations. *Done on new drawings*
- b. Develop the landscape plan to show landscape concepts, accents, & screening on the property. *Done*
- c. Confirm that the access passageway at the East property line is needed. Filling this area may improve relation to the property to East. *The new drawing is much improved, will be partly filled in, sloped.*
- d. Provide elevation study showing relation to the existing building to the East. Have a photomontage of both buildings and their elevations. *Done, Town homes to the East will be a little higher than LJ Mixed Use.*
- e. Re-evaluate uses, proportions & spaces at the South arcade to provide safe and useful space. *Space redesigned*
- f. Reconsider arcade proportion and scale – size *Done*
- g. Verify structural dimensions at ceiling of arcade to confirm floor elevations. How many levels above garage door? *Two levels above basement garage*
- h. Is the garage door solid? *Depending on ventilation requirements, solid or partly open.* If closed will cars safely stack in street? *There is a 25 ft ramp, yes, safe.* Is garage door solid or not, will ventilation work open/closed? *Design pending as above, could be either.*
- i. Summary statement take a close look at grade separation, retaining walls. *Done*
- j. Verify structural dimensions, specifically the deck, ramp. *Done*
- k. Can we share Island Architects' drawings? *Yes*

DISCUSSION 10/11/11:

Applicant response in italics.

- Collins:** Will South bound traffic need a turn pocket to turn into the garage? Only one lane each side.
- Collins:** What about parking? *We have provided a couple of extra spaces. Some are tandem for residents. 4+ 2 resident spaces, 9 commercial spaces*
- DuCharme:** On sheet A2.0, garage, if a car pulls out of that South-East parking spot can they avoid hitting the wall OK? *Yes*
- Merten:** Is there a 25 ft visibility angle at the Marine St & LJ Blvd corner? How high are the low walls? Clarify where is the property line. *Is the building setback different from the visibility triangle?*
- DuCharme:** Ask Engineering how this visibility triangle is measured with the curve. *From a tangent?*
- Thorsen:** What is the clearance of the garage? *9 ft clear ceilings in garage.*
- Collins:** Do we have the safety angle from the ramp coming out of the garage?
- Benton:** The Applicant might want to know how we feel about the changes they have made.
- DuCharme:** Now we have a much better appreciation of how the building looks. No bulk & scale issues as the height is in keeping with the building next door. You have set it back in several places
- Collins:** There is an issue of the view aspect of the unit to the East. I went out to view relationships. At these heights, I don't think it will interfere that much
- Benton:** Concerned with the three elements on sheet A4.3. *They will be integrated with signage, stucco.*
- Merten:** Why not garage entry from Marine St? *We would be in a situation like Riford Center!*

Provided for Review 10/18/11:

Applicant response in italics.

- a. Clarify property lines and safety visibility angles (building setback?) of Marine St. & LJ Blvd *Did Code research with Chris Larson. LJPDO 159.0103 supersedes LDC. 25 ft visibility triangle, per se, not required as per PDO. Railings and stairs pushed out of visibility triangle. 159.0402 Visibility Areas, and 159.037(b)(6) Street Corner Lot Setbacks, only require building setbacks. 11.30273 Measuring Visibility Area, section D allows 15 ft setback. The corner angle, 15 ft, is made by the property setback not 25 ft visibility angle. We ended up complying with PDO and Muni Code.*
- b. Clarify property lines and safety visibility angles of garage egress ramp on LJ Blvd. *From above, 15 ft*
- c. Clarify safety of turns in and out of the garage from LJ Blvd. *There is a unobstructed clear view for 220 ft from Left, 320 ft Right.*

DISCUSSION 10/18/11:

Applicant response in italics.

- Costello:** Mr. David Little asks that you go over the height limit data. *Measured 5 ft out from building, pick the lowest point. The high points of the property are on the East. Below Zoning height by 1.5 ft, below Prop D by 2 ft.*
- Collins:** what about South bound traffic turns from LJ Blvd, do you need a turn lane? *A) There is room for a turn lane if needed.*

DuCharme: Did Traffic Eng have any other issues, they know about the driveway? *A) Traffic Eng may require us to build a new concrete bus pad. B) The driveway off LJ Blvd will need to be perpendicular to the street. C) Yes ,there are turn lanes on the Blvd, we will put one in if needed*

Merten: What is Chris Larson’s interruption again about PDO zones and safety triangles? *PDO Zones 1 to 4 don’t require 25 ft , Zones 5 and 6 do require 25 ft*

DuCharme: But you are making the visibility triangle work whatever the case? *Yes, this is would otherwise be a liability problem and we would not want to pass this liability problem on to our client.*

Applicant will research the need for a left hand turning lane on LJ Blvd. (not a “condition” a volunteered comment.)

Members thanked the Applicant for A) working with neighbors and B) following the PDO Zone requirements to limit stories. C) “A good building for this corner, people expect something like this and some density here, on the corner, since it is a commercial street. There are some nice undulations and articulations here.”

SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit and Site Development Permit to construct a mixed use building, 5,200 SF commercial and 5,080 SF residential, 7,070 SF underground garage (13 spaces) on a vacant 0.23-acre site.

(Collins/Costello 5-0-2)

In Favor: Collins, Ducharme-Conboy, Costello, Merten, Thorsen

Oppose: 0

Abstain: Benton, Kane

MOTION PASSES

5. PRELIMINARY 10/11/11 & FINAL REVIEW 10/18/11

Project Name: **Sauvage LL Adjustment / Demo**

1420 Inspiration Drive	Permits:	CPD & Lot Line Adjustment
Project #: PO#237318	DPM:	Sandra Teasley 619-446-5271 steasley@sandiego.gov
Zone: RS-1-4	Applicant:	Camilla Van Bommel, Island Architects 858-459-9291

Scope of Work:

(Process 2) Coastal Development Permit to construct a 1,214 SF companion unit at 1410 Inspiration Drive, demolish existing residence at 1420 Inspiration Drive and lot line adjustment between the two addresses in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Council District 1.

DISCUSSION 10/11/11:

Applicant response in italics.

DuCharme: What or where are the setbacks on the remaining lot? Can some one else still build a house there?

Yes. What type of house can be built on that small triangular lot? The small lot will be 13,880 SF, the RS-1-4 min is 10,000 SF.

Merten: What are the surrounding lot sizes?

DuCharme: What will the setbacks of the triangular lot be? What can one build on it? Configuration is a question, not sq ft. Sure, a 6,000 sq ft house is possible, but can you fit a 3 bedroom house, what shape would it be?

Hayes: Can you show foot prints? What would the new interior sideyard setbacks be? *Would need to calculate that since it is a triangle.*

Provided for Final Review 10/18/11:

a. Please provide an overall neighborhood parcel size map of square footage of lots with FAR also. *Done. With 52 lots, house SF, FARs.*

b. Provide interior sideyard setbacks of new lot B. *Done. Front and rear each 20 FT, West 6’8” and East 11’6” sums to 18”2”.*

c. Show footprint of existing and proposed structures, setbacks of Lots A and B. *Done.*

DISCUSSION 10/18/11:

Benton: Our primary concern was that the Lot B be reasonably developed. You have shown that it can be developed with a decent, large, house. Is the smaller lot in Character with the rest of the Neighborhood, it looks like it is.

SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit to construct a 1,214 SF companion unit at 1410 Inspiration Drive, demolish existing residence at 1420 Inspiration Drive and lot line adjustment between the two addresses.

(Costello/Thorsen 5-1-1)

In Favor: Collins, Costello, Kane, Merten, Thorsen

Oppose: DuCharme-Conboy

Abstain: Benton

MOTION PASSES

6. FINAL REVIEW 10/18/11

Project Name: **Shahbaz Residence**

6412 Avenida Manana

Permits:

CDP

Project #: PO#16575

DPM:

Tim Daly 619-446-5356

tdaly@sandiego.gov

Zone: RS-1-5

Applicant:

Chris Martin, Bejan Arfaa Architects

619-293-3118 cm.aarch@pacbell.net

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing 3,869 SF residence and construct an 7,884 SF two story single family residence and an attached 3 car garage on a .57 acre site in the RS-1-5 Zone in the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area.

Provided for this REVIEW:

Applicant response in italics.

- a. Provide heavy black dashed dark lines for elevations, such as sections A, B, A2, A3, others. **Done.**
- b. Complete West wall elevations (by the pool area). Show what is retaining wall, where retaining wall meets grade, clear indication of railing, glass rail, heights. **Provided a photo simulation, drawing railing material is glass**
- c. Provide accurate photo simulations, view from the bike path, proper perspective. **Done**
- d. Provide accurate photo simulations, view from the street, proper perspective. **Still, distorted image.**
- e. Provide an accurate photo simulation showing materials and colors. **Done.**
- f. Please replace story poles, and photograph, notify LJDPR members so they will visit. **Not done.**
- g. Please provide a landscaping plan, include backyard, plants, fences. In front yard, some rails or fencing by stair tower, a safety railing or landscaping. **Done. Issue about tree height.**
- h. Clarify lines of building encroaching into front yard setback.
- i. Please provide updated Cycles Issues Letters and Geotechnical Reports. **City has Geo Reports, we don't. Not provided to LJDPR. July 11, 2011 latest CIL, all checked off Bio and Envir CI not completed.**
- j. Provide more information about Community Character, including a neighborhood FAR survey. **Not Done.**
- k. Explain how the lot slope relates to the overall FAR. **All of lot counts in lot SF ie. slope not subtracted.**
- l. Clarify which are retaining walls or raised decks. **They are retaining walls.**

Chair: Have you done any research on your FAR issue? **No.** It is an issue of measuring Community Character. **All I know is we are allowed .45 FAR, we are using about .315.** One of your neighbors has generously done that research on FARs. You are about 3 times larger than neighboring houses.

DISCUSSION:

Applicant response in italics.

Thorsen: out of Bulk & Scale with the existing houses. Concerned about the large amount of rooftop for neighbors to see.

DuCharme: You have hidden size of house. Bulk & Scale solved by blending in. Doesn't block ocean views from across the street.

Merten: What color will the roof tiles be? *We don't know yet.* Do you have parapet walls? *Yes.* If you eliminate them the house will look less industrial. *We want them to prevent water flow, staining.* Without parapet walls, the roof will look cleaner for neighbors.

Merten: The translucent garage doors will light up the street area at night. Use solid doors? Can use skylights for day time natural light.

Leon Pawinsky (neighbor):

1. CC&Rs restrict trees to no larger than the structures, will enforce. *Will plant Kentias instead of Kings or Queens.*

2. Provided a list of the FARs of the neighborhood homes, N= 37, and an analysis. Ave FAR = .189, ave sq ft = 2,600. Current Shabaz FAR = .178, 4,430 sq ft, proposed Shabaz FAR = .345, 8,569 sq ft. This house is significantly larger than any other structures. Almost a doubling of the current home, already the largest home in the neighborhood. More than three times larger than the average home in the neighborhood.

3. North neighbor affected by the pool, deck extending out on slope.

4. There are no other structures on the slope, you will place giant retaining walls on that slope.

5. There are windows actually on that wall facing the neighbors? *Yes, I didn't show that.* It will be disruptive having lights shine in their windows at night.

6. No street lights on our street, lights shining thru those windows at will affect us too.

Mindy Pawinsky (neighbor): Will see a wall of glass from the bike path (public path) and her property. Will peer into their windows.

Merten: Roof should blend into the neighborhood, dark shingles. Muted will be less intrusive, use darker material.

Merten: Translucent garage doors are a Community Character issue.

Kane: This is out of scale with the rest of the neighborhood. It opens the door to the cumulative effect of changing the neighborhood.

Costello: There is an example of what this will do on the oceanfront on Camino de la Costa. A very large structure was constructed in a 3,000 sq ft home neighborhood and made very nice homes look ridiculous. This house, too, is out of Bulk & Scale, and could cause current residents to relocate.

Merten: Front yard paving, hardscape, in RS Zones shall be \leq 60%, of front yard area 131.0447 of LDC. Yours exceeds 60%.

Changes to drawings during meeting:

1. Will change garage door translucent to opaque
2. Will plant Kentias, not King or Queen palms
3. Paving in front yard area will change to < 60 %, & comply with 131.0447 of LDC
4. Will change roof materials to darker

Bejan Arfaa signed and dated these changes 18 Oct. 2011 on his drawings.

SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit to demolish an existing 3,869 SF residence and construct a 7,884 SF two story single-family residence and an attached 3-car garage on a .57-acre site.

(DuCharme/Merten 4-1-2)

In Favor: Collins, DuCharme-Conboy, Merten, Thorsen

Oppose: Costello

Abstain: Benton, Kane

MOTION PASSES

7. FINAL REVIEW 10/18/11

Project Name: **SAMIMI RESIDENCE**

946 Muirlands Vista Way

Project #: PO#211972

Zone: RS-1-5

Permits:

DPM:

Applicant:

CDP

Glenn Gargas 619-446-5142

ggargas@sandiego.gov

Chris Martin, Bejan Arfaa Architects

619-293-3118 cm.aarch@pacbell.net

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct an approximate 6,421 gross SF two story single family residence on a 17,408 SF lot the RS-1-5 Zone in the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit.

Provided for this Review:

Applicant response in italics.

a. Complete the un-responded items from January 18 2011 meeting:

1. Comment on the Cycles Letters statements about development encroachment down hillside. *As far as I know we are clear on all items.*

2. Photo of current house and simulation of proposed. *Done.*

3. Bring more sections through property and building (through surrounding properties too).

4. Comparison to the neighboring properties. *Done, but FAR not provided.*

5. Comparison to the opposite side of the street. *Done.*

6. Show how the building fits into the context of the community (ref LJ Com. Plan). **Response unclear.**

7. How the height relates to the neighbors. *Not in section. Not provided.*

8. Materials board with colors, garage door materials. *Same board as Shabaz, the last project.* You are not going to have a glass garage door?

9. Use large presentation boards for photos and drawings. *Done.*

10. Will house block ocean views? **Response unclear.**

b. Provide letters from City and Soils Engineer that Soils/Geology Report is adequate. **Not provided. Insists Ist report adequate.**

c. Use Photoshop or similar process to construct a simple massing of adjacent homes:

1. Show buildings on both sides of house. *Done.*

2. Show buildings across the street too. **Response unclear.**

d. Reconfigure design:

1. To have two levels with one below the slope as Neighbor to the East, or **Not provided.**

2. Step back 2nd level (reduce massing side to side) and reconfigure rooms to soften street view, and for East & West Neighbors. **Response unclear.**

e. Show Prop D height on Section A. **Response unclear.**

f. Please provide clear exhibits. **Exhibits are better.**

DISCUSSION:

Applicant response in italics.

Collins: Are there other 2-story houses on the street? *Yes, up the street.*

DuCharme: Which ones are in your CC&Rs? *I'm not really sure.*

Merten: There is one 2-story house up the street, but outside the CC&R area. Samimi house is outside the CC&R area where houses are restricted to 1 story. The Neighborhood Character is one-story houses on down hillside of the street and will remain that way in perpetuity. On this side of the street, downhill, the houses are one story, that's a Neighborhood Character. This will be the only one 2-story out of 27 houses. This house will be the odd one. The 2-story is on the other side of the street, not blocking any views, Community Character Issue.

Pete Wong (an engineer): Presented a handout titled "Foundation and Slope Stability Concerns" of the New Proposed Samimi Residence. It is a professional critique of the soils report where the safety factor used in the soils report is questioned as too low. Applicant's Geo report was written only for dry conditions. He also states that water infiltration (excessive rain, improper drainage) may decrease slope stability. (Earthquake too.) Stabilization Options and Mitigation Strategies were presented. Placing the second level on the down slope will "reduce driving force, by reducing the weight of the potential slide mass" (safety factor will increase too). Asks that the second level not be a second story, but go down slope.

Merten: At this end of the block the lots are steeper. Other projects have excavated below for greater stability, allows shorter caissons, less concrete and steel. A level below will be significantly more stable. Water was a significant issue in the 1950s and 60s, foundations with a raised floor over a crawl space help.

Costello: Last time, Liera mentioned there would be greater slope stability having a lower level down slope.

Tiffany LaMarch: this will be out of Community Character because of height, will obstruct views, a second story is out of Character, Bulk & Scale is out of Character, the photo simulation is not accurate. There are conflicting height measurements, would like this resolved.

Samimi: There is another two-story house in the neighborhood.

Arfaa (applicant): A level down slope, facing North, will have mold problems.

Benton: There are significant Neighborhood Character issues, it's simply the Architects skill to prevent mold in a lower level, the house should not be taller than the present structure. **DuCharme:** I agree.

SUBCOMMITTEE MOTION: Findings cannot be made for a Coastal Development Permit (primarily because of the second story element).

APPLICANT REQUEST CONTINUANCE.

8. PRELIMINARY REVIEW 10/18/11

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name: **The Heritage on Ivanhoe**

7714-7742 Ivanhoe Avenue

Permits: CDP & SDP

Project #: PO#222657

DPM: Jeff Peterson 619-446-5237

japeterson@sandiego.gov

Zone: RM-3-7

Applicant: Tim Golba, 619-231-9905

Scope of Work:

The project site contains a historical structure (single-family residence located at 7736 Ivanhoe Avenue) as defined in San Diego Municipal Code (SDMC) 113.0103. This residence, along with the residential structures at 7722 and 7740 Ivanhoe Avenue will remain. The residential structure at 7722 Ivanhoe Avenue will also be relocated from the rear of the lot to the front. All other structures will be demolished. The project also proposes the addition of 3 detached dwelling units, 4 duplexes, and accessory structures and improvements in addition to the expansion of the three existing residential structures discussed above. The total final dwelling count will be 14 dwelling units (1 four-bedroom, 1 two bedroom and 12 three-bedroom units). The proposed project will conform to the Council Policy 900-14 criteria by generating 50-percent or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The project site is located at 7714-7742 Ivanhoe Avenue in the RM-3-7 Zone within the La Jolla Community Plan Area, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zones (Coastal), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Council District 1.

DISCUSSION:

Applicant response in italics.

Kane: The previous design had a garden in the center for the back units, now it is a driveway for the front units.

Right, we are thinking of adding more landscaping attractive (for buyers). Not worked out yet.

Merten: Has issue with roof types, gables. Building spacing is narrow, pretty unfortunate.

DuCharme: There is LJ precedent for housing on the alleys, Cave St, Roseland Ln.

Benton: There some issues, these are 3-story units. Roof types, gables maybe an issue. Use of site changed, that's a Community Character issue. Historic standards are maintained.

Collins: will the yards be fenced? *No, they will be open.*

Thorsen: Will they have roof decks? *Yes.* Nice location, as long as light comes in its OK. Expect some compromises to live in the LJ Village.

DuCharme: 6 ft between units? *Yes.*

SUBCOMMITTEE MOTION: Motion to combine preliminary and final reviews.

(Thorsen/DuCharme 7-0-0)

In Favor: Benton, Collins, DuCharme-Conboy, Costello, Kane, Merten, Thorsen

Oppose: 0

Abstain: 0

MOTION PASSES

SUBCOMMITTEE MOTION: Findings can be made Coastal Development Permit and a Site Development Permit for the Heritage of Ivanhoe Project as described above under "Scope of Work".

(Collins/DuCharme 6-0-1)

In Favor: Collins, DuCharme-Conboy, Costello, Kane, Merten, Thorsen

Oppose: 0

Abstain: Benton

MOTION PASSES

9. COURTESY REVIEW 10/11/11

Project name: **Removal of Trees Obstructing a Designated View Corridor**
Public right of way on north side of Prospect Place at the foot of Park Row
Applicant: Mark Evans, 858-454-6527
Scope of Work: Permit to remove trees on public land to restore a currently obstructed public view corridor designated in the Community Plan.

APPLICANT PRESENTATION:

Applicant passed out a handout with photographs, pages from the LJ Community Plan and a City tree removal application. LJCP identifies this as a View Corridor. Wants trees removed. City Forrester recommends five trees be removed, may be done at City expense, but likely will be done at Park Row residents expense. Parks & Beaches endorses removal of trees.

DISCUSSION:

Applicant response in italics.

Hayes: What is existing ground cover? *Not much, but not specifically known.* We need something for erosion control.

Costello: Like some native coastal shrub?

Liera: Who is supposed to maintain the trees? *The City but, maintenance has been inconsistent. Residents may need to take over.*

Merten: Community Plan says pruning should be 3 ft to 8 ft.

Unknown: That doesn't allow much View Corridor.

DuCharme: Call Glenn Gargas for advise and inquire about any needed permits. 619-446-5142
ggargas@sandiego.gov

Costello: Also call Dan Daneri, City Parks & Rec about trees on City Park land. ddaneri@sandiego.gov

DuCharme: Shall we have an unofficial straw poll to see how we feel about this?

a) Remove trees and provide erosion control (one option, ground cover)?

Collins, DuCharme, Costello, Hayes, Thorsen

b) prune within 3 ft to 8 ft limits.

Liera, Merten

APPLICANT WILL RETURN FOR FORMAL VOTE.

Please contact the LJ DPR Committee coordinator at alexisknepp@sbcglobal.net or at 858-459-0805 with questions or comments.